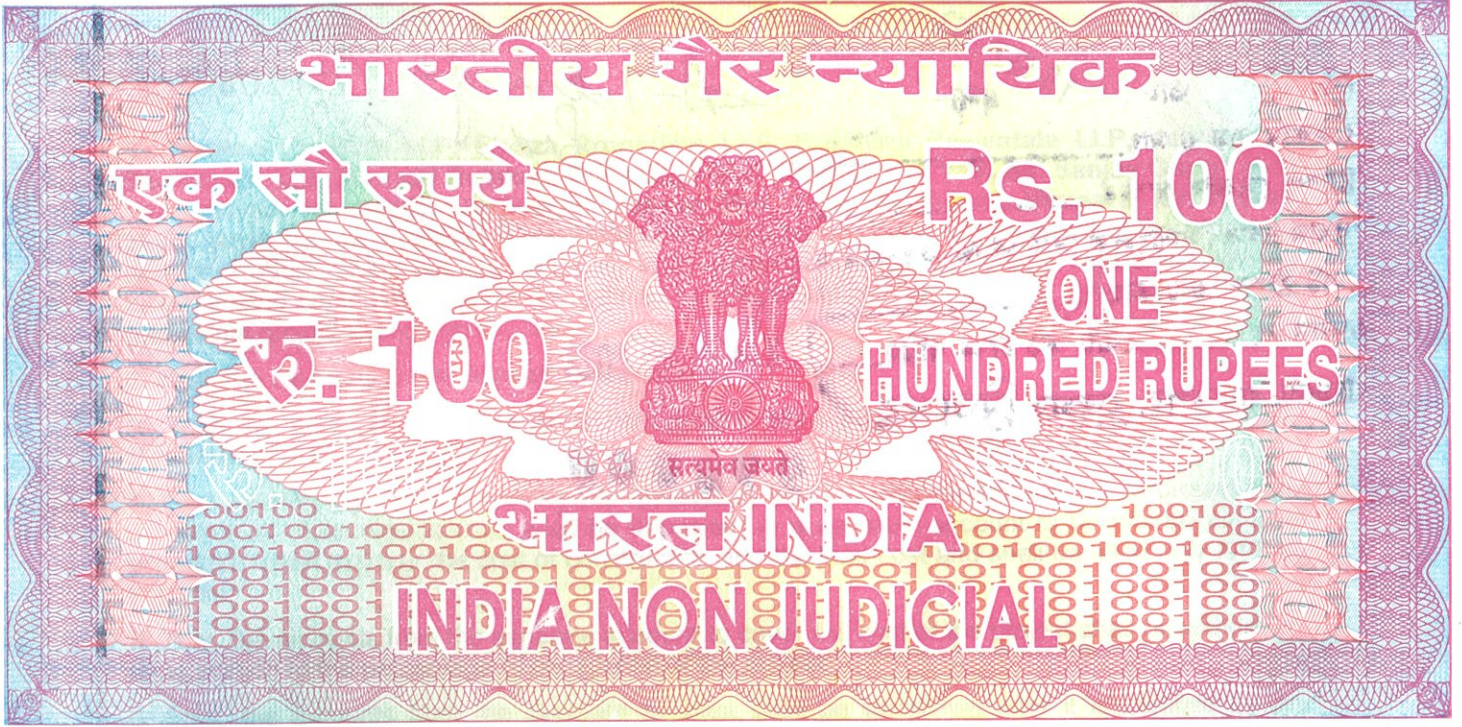


SL. NO. 515 / 20.23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 490228



**FORM 'B'**  
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**  
**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Sanjay Gupta**, son of Mr. Gopal Prasad Gupta, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata-700 064, being one of the Director and also authorized by the Promoter/Developer named '**Astdurga Construction Pvt. Ltd.**' of the proposed project, vide its/his/their authorization letter dated 01.04.2022;

I, **Sanjay Gupta**, being one of the Director's of the Promoter/Developer of '**Astdurga Construction Pvt Ltd**' of the proposed project namely '**Meena Aurum Phase-3**', do hereby solemnly declare, undertake and state as under:

ASTDURGA CONSTRUCTION PVT. LTD.

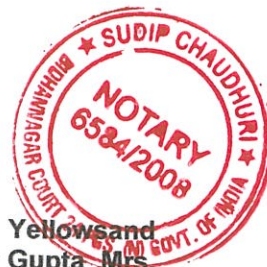
Director

22 SEP 2023

ATTESTED  
SUDIP CHAUDHURI  
NOTARY  
GOVT. OF INDIA  
Regd. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs







1. Cardinal Projects LLP, Elanza Properties LLP, Brijdhara Realestate LLP, Yellow sand Realestate LLP, Sungold Buildcon Pvt. Ltd., Trilok Vinimoy Pvt. Ltd., Mr. Sanjay Gupta, Mrs. Jyoti Gupta, Mr. Sanjay Jayprakash Verma, Mrs. Tara Jayprakash Verma & Mr. Rejesh Jayprakash Verma have/has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/Promoter 23<sup>rd</sup>, November, 2026.

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ASTDURGA CONSTRUCTION PVT. LTD.

Director

Deponent

#### Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 22nd day of September, Two Thousand and Twenty Three.

ASTDURGA CONSTRUCTION PVT. LTD.

Director

Deponent

ATTESTED  
S. CHAUDHURI  
★ NOTARY ★  
GOVT. OF INDIA  
Regd. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs

22 SEP 2023

Identified by me

Advocate

MANOJ BASU  
Advocate  
Enrolment No.-F-247/2008  
Bidhan Nagar Court  
Kolkata-700091